

WARRANTY
QUIT CLAIM
DEED IN TRUST

93 APR -8 AM 11: 06

93-259136

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The above space for recording use only

THIS INSTRUMENT WITNESSETH, That the Grantor **JOHN S. SAPIENTE**, married to **Barbara Sapiente**,

of the County of **Cook** and State of **Illinois** for and in consideration of **Five (\$10,00) Dollars**, and other good and valuable considerations in hand paid. Convey **Warrants** unto the **American National Bank of Elgin**, a corporation duly organized and existing as a National Banking Association under the laws of the United States of America, whose address is 24 E. Chicago Street, Elgin, Illinois 60120, as Trustee under the provisions of a trust agreement dated the **24th** day of **September** **1976**, known as Trust Number **998** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 2 in Donald W. Mink's addition to the City of Elgin, Illinois, being a subdivision of part of Section 18, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

*American National Bank & Trust Company of Chicago, f/k/a
** and prior thereto, The Elgin National Bank

PERMANENT TAX NUMBER: 06-18-400-000-0000 VOLUME NUMBER: 60

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trustee and for the uses and purposes herein and in said trust agreement set forth. Full power and authority is hereby granted to said trustee to impose, manage, collect and substitute said premises or any part thereof, in dedication parks, streets, highways or alleys and to vacate any sidewalk or part thereof, and to reestablish said property, as well as to sell, to grant, to contract to sell, to grant an option to purchase, to sell in any form, to convey either with or without consideration, to convey and premises or any part thereof to a successor or executor or trust and to grant to such successor or executor or trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, to mortgage, to encumber said property or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease or license in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single tenancy the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises, and to contract, respecting the manner of doing the amount of present or future rentals to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in, possession or enjoyment appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other purposes and conditions as it could lawfully do for any person owning the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In any case shall any party dealing with said trustee in relation to said premises or in whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the nature, extent or expediency of any act of said trustee, or be obliged to provide for or insure against any of the terms of said trust agreement, and every deed, mortgage, lease or other instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, and that such conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder; (b) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument and, if of the conveyance is made to a successor or executor or trust, that such executor or successor or trustee has been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessor in trust.

The intent of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate in such, but only an interest in the earnings, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register a note or certificate of title or duplicate thereof, or memorial, or any of the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, pertaining to the exemption of homesteads from sale on execution or otherwise.

He Witnesseth that the grantor hereinafter has hereunto set his hand and seal this 6th day of April 1993

(Seal) John S. Sapiente (Seal)
John S. Sapiente (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Steven A. Stender
Much Shelist Freed Denenberg & Ament, P.C.
200 N. LaSalle St., #21,00, Chicago, IL 60601

Illinois, the undersigned John S. Sapiente a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he executed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and notarial seal this 6th day of April 1993
Lori L. Shales
Notary Public



After recording return to:
AMERICAN NATIONAL BANK OF ELGIN
Land Trust Department
24 East Chicago St. Elgin, IL 60120

980 East Chicago Avenue
Elgin, Illinois 60120

BOX 333

This space for affixing Riders and Revenue Stamps
Section 4
Section 5
K
Donald Sapiente attorney for Seller
4/6/93
93259138
Document Number

UNOFFICIAL COPY

93259138

COOK COUNTY, ILLINOIS
FILED FOR RECORD

93 APR -8 AM 11:07

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Property of Cook County Clerk's Office



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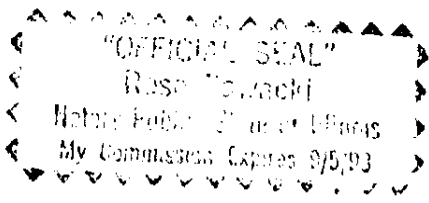
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 6, 1993 Signature: [Signature] attorney
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 6th day of April, 1993.

Notary Public [Signature]

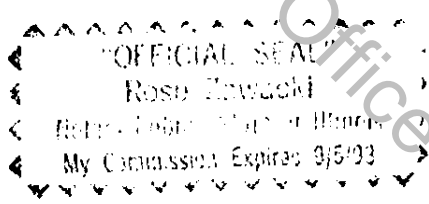


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 6, 1993 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 6th day of April, 1993.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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